

Delegated Report

Adjoining Authority Consultation Application

Planning Application No:	20260652
Location:	WT Henley Building Land at Crete Hall Road Northfleet Kent
Description:	EDC consultation EDC/26/0085 – Retention of retaining boundary wall and free-standing cycle store.
Applicant:	Ebbsfleet Development Corporation
Site Visit Date:	Desktop assessment

Submitted Documents/Plans

Ebbsfleet Development Corporation (EDC) has submitted the following in support of the application:

Consultation letter dated 25 June 2026

Relevant Planning History

Reference	Description	Decision	Decision Date
20220630	Application for approval of reserved matters (relating to layout, scale, appearance and landscaping) pursuant to conditions 4 and 6 of hybrid planning permission reference no. EDC/19/0049 for the refurbishment and change of use of the WT Henley Building comprising ground floor community floorspace, 4no. dwellings at first and second floor, single storey rear extension and associated external landscaping including details relating to noise mitigation, surface water drainage (condition 9), MVHR (condition 31), and soft landscaping (condition 40) (EDC ref. EDC/22/0050)	Permitted by EDC 04.08.2022	
20190488	Application for the variation of conditions 2, 3, 4, 5, 6, 10, 11, 39 and 58 attached to planning permission reference no. EDC/17/0038 to relocate residential apartment block building (Block A) in the north-west corner of the site and associated works, including diversion of the public footpath, changes to car parking and installation of a landscaped bund.	Permitted by EDC 06.09.2019	
20170316	Hybrid planning application (part full and part outline) comprising: (1) full planning application for the erection of 598 residential dwellings including affordable housing; retail floorspace (Use Classes A1, A2 and/or A3); amendments to existing highway accesses and realignment of Crete Hall Road; demolition of rear of WT Henley Building; provision of open spaces, equipped areas of play and landscaping; and	Permitted by EDC 20.03.2019	

	associated internal accesses/roads, parking, infrastructure, attenuation features and earthworks; and (2) outline planning application (with all matters except access reserved) for a two form entry primary school and for the refurbishment, change of use (for Use Classes A1/A2/A3/B1(a)/C3/D1) and demolition of the boundary wall and rear portion of the WT Henley Building (EDC ref. EDC/17/0038)		
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There are several other planning applications that relate to the discharge of various planning conditions approved by the EDC and which were the subject of consultation with GBC but are not relevant to the consideration of this application.

There are also previous GBC planning applications relating to the whole site.

Officers Analysis

The application comprises an EDC consultation on their application 26/0085 (Retention of retaining boundary wall and free standing cycle store). The work has already been carried out.

The Borough Council has no objections to the proposal and it is requested that EDC determines the application in accordance with adopted local and national planning policies.

Recommendation

No objections.

The EDC is thanked for consulting the Borough Council.

Case Officer:	Mrs Katherine Parkin	Team Leader:	Richard Hart
Signed:	<i>K. Parkin</i>	Signed:	<i>R Hart</i>
Dated:	16th July 2026	Dated:	16 th July 2026